



Woodlands, COLCHESTER, CO4 3JA

william
h brown

welcome to

Woodlands, COLCHESTER

Situated on the PRESTIGIOUS WELSHWOOD PARK ESTATE this stunning EXTENDED DETACHED FAMILY HOUSE offers GENEROUS ACCOMMODATION and is IMMACULATEDLY PRESENTED THROUGHOUT. Nestled in a SOUGHT-AFTER POSITION the property is ideal for LOCAL SCHOOLS, a variety of shops, bus services and the A12/A120.



Entrance

The property is entered via the front door with double glazed inset leading to:

Entrance Hall

Two radiators (one with decorative cover), wall-mounted alarm panel, tiled flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed bi-folding doors opening onto the rear garden, log burner feature, radiator and inset spotlights.

Cloakroom

Low level WC, wash hand basin with mixer tap and cupboard under, tiled splashbacks and a radiator.

Kitchen / Breakfast Room

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, additional circular sink with mixer tap, extensive range of grey Shaker style wall and floor mounted matching cupboards and drawers incorporating glazed display units (with underlighting and skirting spotlights), two integral dishwashers, twin built-in electric ovens with warming drawers, five-ring electric hob with cooker hood, over, built-in wine chiller, breakfast bar, vertical designer radiator, inset spotlights, tiled flooring, door to the utility room and open access leading to:

Snug / Play Room

Double glazed French doors opening onto the rear garden flanked with double glazed windows, vaulted ceiling, fitted cupboards, radiator and inset spotlights.

Utility Room

Double glazed door opening onto the rear garden, single sink with mixer tap inset to the worktop, wall and floor mounted cupboards, plumbing for a washing machine, wall-mounted Baxi boiler, radiator, tiled flooring and WALK-IN PANTRY with shelving, inset spotlights and tiled flooring.

Dining Room

Double glazed 1930's style rounded bay window to the front aspect, double glazed window to the side aspect, brick-built fireplace feature with tiled hearth, two radiators and tiled flooring.

Study

Double glazed window to the front aspect, radiator and laminate flooring.

First Floor Landing

Spindled banister, built-in cupboard, inset spotlights and doors leading to;

Bedroom One

Double glazed window to the rear aspect, radiator and door leading to: WALK-IN DRESSING ROOM with built-in wardrobes, radiator and a door leading to;

En-Suite Shower Room

Obscure double glazed window to the side aspect, double shower cubicle with adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Bedroom Four

Double glazed window to the front aspect and a radiator.

Bedroom Five

Double glazed window to the front aspect and a radiator.

Family Bathroom

Double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head/mixer tap and waterfall shower head over, wash hand basin with mixer tap and drawers under, low level WC, heated towel rail, inset spotlights, part tiled walls and tiled flooring.

Integral Garage

Electric roller door to the front, door to the side (for access to/from the hallway) with power and lighting connected.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, paved path leading to the rear, mature trees, shrubs and flower beds, external tap, TIMBER CONSTRUCTED CABIN (with two separate areas and loft space) with further access via the front gate and side path.

Front Garden

The front garden is mainly laid to lawn with mature trees.

Parking

The substantial gravel driveway can be found to the front of the property providing off road parking for several vehicles.



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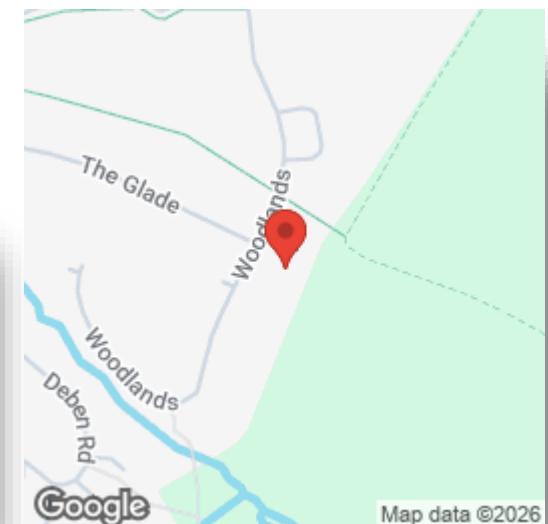
- Five Bedrooms
- Extended Detached Family House
- Kitchen/Breakfast Room and Utility Room
- Lounge, Dining Room, Study and Snug/Playroom
- Master Bedroom with En-Suite and Dressing Area

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£850,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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